

179.0

0008

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

665,000 / 665,000

USE VALUE:

665,000 / 665,000

ASSESSED:

665,000 / 665,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELS NORMA
Owner 2:	LIFE ESTATE
Owner 3:	

Street 1: 20 HOMER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DANIELS ZAVEN & NORMA -

Owner 2: -

Street 1: 20 HOMER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,721 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1293 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7721		Sq. Ft.	Site		0	70.	0.84	7									456,140						456,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7721.000	208,900		456,100	665,000		
Total Card	0.177	208,900		456,100	665,000	Entered Lot Size	
Total Parcel	0.177	208,900		456,100	665,000	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	514.39	/Parcel: 514.3	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,000	0	7,721.	456,100	665,100	665,100	Year End Roll	12/18/2019
2019	101	FV	223,400	0	7,721.	456,100	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	223,400	0	7,721.	384,500	607,900	607,900	Year End Roll	12/20/2017
2017	101	FV	223,400	0	7,721.	351,900	575,300	575,300	Year End Roll	1/3/2017
2016	101	FV	223,400	0	7,721.	299,700	523,100	523,100	Year End	1/4/2016
2015	101	FV	185,500	0	7,721.	260,700	446,200	446,200	Year End Roll	12/11/2014
2014	101	FV	185,500	0	7,721.	241,100	426,600	426,600	Year End Roll	12/16/2013
2013	101	FV	185,500	0	7,721.	229,400	414,900	414,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS ZAVEN &	51077-74		7/8/2008	Family	99	No	No		
	11056-170		2/25/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2009	941	Siding	17,000					
4/12/2005	236	New Wind	4,200			G6	GR FY06	
9/2/2002	727	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	BS	Barbara S
10/16/2008	Meas/Inspect	355	PATRIOT
10/26/2005	Fieldrev-Chg	BR	B Rossignol
1/5/2000	Meas/Inspect	264	PATRIOT
7/13/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

